

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
Jurisdiction Albion  
Allocation Code TS7002  
Allocation Area Name Albion-Jefferson

Form Prepared By:  
Name Nichole Franklin  
Unit/Company Peters Municipal Consultants, LTD  
Telephone Number 317-535-1128  
E-mail Address nfranklin@petersmunicipalconsultants.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>3,304,350</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$3,304,350</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>3,357,820</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>99,470</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$3,258,350</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98608</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,357,820</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.4685</u>	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$82,888</u>	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>2.4685</u>	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98608</u>

I, Tonya L. Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9-19-16  
Tonya L. Marks County Auditor (Signature)  
Tonya L. Marks County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Albion-Jefferson

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma 9-19-16  
Commissioner, Department of Local Government Finance Date (month, day, year)



## TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
 Jurisdiction Albion  
 Allocation Code T57002  
 Allocation Area Name Albion-Dexter

Form Prepared By:  
 Name Nichole Franklin  
 Unit/Company Peters Municipal Consultants, LTD  
 Telephone Number 317-535-1128  
 E-mail Address nfranklin@petersmunicipalconsultants.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>1,660,890</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,660,890</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>1,942,100</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>207,710</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$1,734,390</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04425</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,942,100</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.4920</u>	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$48,397</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>2.4920</u>	
2016 PAY-2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.04425</u>

I, Tonya L. Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9-19-16  
Tonya L. Marks County Auditor (Signature)  
Tonya L. Marks County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Albion-Dexter

The base assessed value adjustment, as printed above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma 9-19-16  
 Commissioner, Department of Local Government Finance Date (month, day, year)



## TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
 Jurisdiction Albion  
 Allocation Code T57002  
 Allocation Area Name Albion-Albion

Form Prepared By:  
 Name Nichole Franklin  
 Unit/Company Peters Municipal Consultants, LTD  
 Telephone Number 317-535-1128  
 E-mail Address nfranklin@petersmunicipalconsultants.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>0</u>
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>7,330,825</u>
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$7,330,825</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>7,695,630</u>
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>348,600</u>
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>150,940</u>
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u>0</u>
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area	<u>\$7,196,090</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>0.98162</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$0</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$7,695,630</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.4920</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$191,775</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>2.4920</u>
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>0.98162</u>

I, Tonya L. Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9-19-16  
Tonya L. Marks County Auditor (Signature)  
Tonya L. Marks County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Albion-Albion

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma 9-19-16  
 Commissioner, Department of Local Government Finance Date (month, day, year)



## TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
 Jurisdiction Avilla Town  
 Allocation Code T57004  
 Allocation Area Name Avilla Allocation Area

Form Prepared By:  
 Name Brian Colton  
 Unit/Company H. J. Umbaugh & Associates  
 Telephone Number 317-465-1500  
 E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	6,183,121	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	19,464,833	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$25,647,954
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	26,092,459	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	258,100	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	40,100	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	50,410	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$25,824,049
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00687
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,225,599
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$19,866,860
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.4282	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$482,407	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	2.4282	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00687

I, Tonya Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

9-19-16

Tonya Marks  
 County Auditor (Signature)

Tonya Marks  
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Avilla Allocation Area

The base assessed value adjustments as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma  
 Commissioner, Department of Local Government Finance

9-19-16  
 Date (month, day, year)



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
Jurisdiction City of Kendallville  
Allocation Code T57005  
Allocation Area Name Wayne/Downtown

Form Prepared By:  
Name Brian Colton  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number 317-465-1500  
E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	6,490,096	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	4,373,246	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$10,863,342
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	11,232,368	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	214,000	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	62,400	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	104,110	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$10,976,658
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.01043
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,557,788
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$4,674,580
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.8171	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$131,688
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	2.8171	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01043

I, Tonya Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9-19-16  
Tonya Marks  
County Auditor (Signature)

Tonya Marks  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Wayne/Downtown

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma  
Commissioner, Department of Local Government Finance

9-19-16  
Date (month, day, year)



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
Jurisdiction City of Kendallville  
Allocation Code T57006  
Allocation Area Name Eastside/Walmart

Form Prepared By:  
Name Brian Colton  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number 317-465-1500  
E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	14,047,765	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	16,043,235	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$30,091,000
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	30,021,000	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$30,021,000
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99767
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$14,015,034
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$16,005,966
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.8171	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$450,904
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	2.8171	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99767

I, Tonya Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9-18-16  
Tonya Marks  
County Auditor (Signature)

Tonya Marks  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Eastside/Walmart

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma  
Commissioner, Department of Local Government Finance

9-19-16  
Date (month, day, year)



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
Jurisdiction City of Ligonier  
Allocation Code T57008  
Allocation Area Name Guardian TIF #1

Form Prepared By:  
Name Brian Colton  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number 317-465-1500  
E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>0</u>
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>7,670,730</u>
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$7,670,730</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>7,939,540</u>
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>92,100</u>
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u></u>
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>88,810</u>
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u></u>
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area	<u>\$7,758,630</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.01146</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$0</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$7,939,540</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.6762</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$212,478</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>2.6762</u>
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>1.01146</u>

I, Tonya Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9-19-16

Tonya Marks  
County Auditor (Signature)

Tonya Marks  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Guardian

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Courtney J. Schaafsma  
Commissioner, Department of Local Government Finance

9-19-16  
Date (month, day, year)



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
Jurisdiction City of Ligonier  
Allocation Code T57007  
Allocation Area Name Warren TIF # 2

Form Prepared By:  
Name Brian Colton  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number 317-465-1500  
E-mail Address colton@urnaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	16,536,280	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	16,312,241	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$32,848,521
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	32,909,629	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	398,755	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	446,102	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	160,780	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$32,796,196
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99841
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$16,509,987
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$16,399,642
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.6762	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$438,887	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	2.6762	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99841

I, Tonya Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9-19-16  
Tonya Marks  
County Auditor (Signature)

Tonya Marks  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Warren

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney J. Schaafsma  
Commissioner, Department of Local Government Finance

9-19-16  
Date (month, day, year)





# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
Jurisdiction Rome City Town  
Allocation Code T57009  
Allocation Area Name Rome City Allocation Area No. 1

Form Prepared By:  
Name Brian Colton  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number 317-465-1500  
E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	4,175,244	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	927,980	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$5,103,224
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	5,886,005	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	603,300	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	36,800	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	41,070	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$5,278,435
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.03433
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$4,318,580
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$1,567,425
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.0492	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$32,120	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	2.0492	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.03433

I, Tonya Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-19-16  
Tonya Marks  
County Auditor (Signature)

Tonya Marks  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Rome City Allocation Area No. 1

The base assessed value adjustments as certified above, is approved by the Department of Local Government Finance.

Conroy J. Schaafsma  
Commissioner, Department of Local Government Finance

9-19-16  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
 Jurisdiction Noble County  
 Allocation Code T57010  
 Allocation Area Name Dekko Allocation Area

## Form Prepared By:

Name Brian Colton  
 Unit/Company H. I. Umbaugh & Associates  
 Telephone Number 317-465-1500  
 E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>2,957,833</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>(\$5,233)</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$2,922,600</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>2,924,300</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$2,924,300</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00058</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,959,549</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$35,249)</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>1.7426</u>	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>(\$614)</u>	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>1.7426</u>	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00058</u>

I, Tonya Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9-19-16

Tonya Marks  
 County Auditor (Signature)

Tonya Marks  
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Dekko Allocation Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma  
 Commissioner, Department of Local Government Finance

9-19-16  
 Date (month, day, year)



## TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
Jurisdiction City of Ligonier  
Allocation Code T57011  
Allocation Area Name Tenneco

## Form Prepared By:

Name Brian Colton  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number 317-465-1500  
E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	5,640,383	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	2,063,177	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$7,703,560
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	7,541,800	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	172,940	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$7,368,860
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.95655
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$5,395,308
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,146,492
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.6762	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$57,444	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	2.6762	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.95655

I, Tonya Marks Auditor, of Noble County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

9-19-16

County Auditor (Signature)

Tonya Marks

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATIONAllocation Area Name Tenneco

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

9-19-16

Date (month, day, year)